

Send Tax Notice To: Floyd D. Crooks and
James B. McCorstin, III
3406 Highway 31 South
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the principal sum of ONE HUNDRED ONE THOUSAND TWO HUNDRED FOURTEEN AND 50/100 (\$ 101,214.50) DOLLARS, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto FLOYD D. CROOKS AND JAMES B. MCCORSTIN, III, herein referred to as Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Keystone Commercial Complex, as recorded in Map Book 21, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to: 1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable. 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226. 3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 102, Page 204; Deed Book 170, Page 245; Deed Book 172, Page 426. 4. Less and except any part of subject property lying within the right of way of a public road. 5. Right of Way to Shelby County as recorded in Deed Book 167, Page 357. 6. An easement of unknown width along the Easterly lot line as shown on recorded map.

\$ 91,093.05 OF THE CONSIDERATION RECITED HEREIN IS BEING PAID BY THE EXECUTION OF A PURCHASE MONEY FIRST MORTGAGE OF EVEN DATE HERewith, WHICH SAID MORTGAGE IS BEING GIVEN TO SECURE THE REMAINDER OF THE PURCHASE PRICE RECITED HEREIN.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS WIFE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns

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forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of August, 1996.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 9th day of August, 1996.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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